

529/6886

पावती

Original/Duplicate

Wednesday, December

11, 2013

2:02 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7107 दिनांक: 11/12/2013

गावाचे नाव: खारघर

दस्तावेजाचा अनुक्रमांक: पवल5-6886-2013

दस्तावेजाचे प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: चैताली राकेश पारेख - -

नोंदणी फी रु. 28250.00

दस्त हाताळणी फी रु. 680.00

पृष्ठांची संख्या: 34

एकूण: रु. 28930.00

आपणाम मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 2:18 PM ह्या वेळेस मिळेल.

Sub Registrar Panel 5

वाजार मूल्य: रु. 2823750/-

मोबदला: रु. 2000000/-

भरलेले मुद्रांक शुल्क: रु. 141250/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 28250/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 157000 दिनांक: 02/12/2013
बँकेचे नाव व पत्ता: Vijaya Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 680/-

पत्रकाराची स्वाक्षरी
G. R. Parth

दुरुदस्तावेज परत मिळता.

लिपिक

ग्राम निबंधक, पनवेल-५ (वर्ग-२)



11/12/2013

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.पनवेल 5

दस्त क्रमांक : 6886/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर

(1) बिलेखाचा प्रकार	सेल डीड
(2) मोबदला	2000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2823750
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: शॉप नं.33, तळ मजला, केमर गार्डन कॉम्प्लेक्स, प्लॉट नं.53, सेक्टर 20, खारघर ता.पनवेल, जि.रायगड (क्षेत्र-31.69 चौ.मी.ब्रांधीव) ((Plot Number : 53 ;))
(5) क्षेत्रफळ	1) 31.69 चौ.मीटर.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुमेरसिंग राजपुरोहित -- वय:-45; पत्ता:-प्लॉट नं: 27, माळा नं: -, इमारतीचे नाव: रूम नं.सी - 24, प्रतापगड सी.एच.एस.लि.गणेश नगर, ब्लॉक नं: -, रोड नं: कांदिवली वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ADQPR6461D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चैताली राकेश पारेख -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4/157 शंकर धाम, सी.एच.एस.लि., ब्लॉक नं: -, रोड नं: रोड नं.10, वडाला, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400031 पॅन नं:-AFRPP1128E
(9) दस्तऐवज करून दिल्याचा दिनांक	10/12/2013
(10) दस्त नोंदणी केल्याचा दिनांक	11/12/2013
(11) अनुक्रमांक, खंड व पृष्ठ	6886/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	141250
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28250
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



विजया बँक / VIJAYA BANK
(CBS) VIJ-WADAL-5021

केवल तीन महीने तक वैध / Valid for three months only

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*****₹*******28,250.00

कृते विजया बैंक For VIJAYA BANK

DD.No.157000 Remitter : CHAITALI RAKESH PAREKH

SERVICE BRANCH MUMBAI

प्राधि. हस्ताक्षरकर्ता / AUTH. SIGNATORY
(न.ह.सं. S.S.NO.)

प्राधि. हस्ताक्षरकर्ता / AUTH. SIGNATORY
(न.ह.सं. S.S.NO.)

(9202)
(अदाकर्ता शाखा Drawee Branch)

252157000

कृपया ऊपर हस्ताक्षर करें/Please sign above

⑈ 157000⑈ 000029000⑈

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पवल-५
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१/२२

IDBI BANK

Customer's Copy Sr. No. Date

Pay to : Acct. No. 00437200010056-Idbi bank A/C stamp duty

Type of Document	SALE DEED
Type of Stamp	Special Adhesive
Franking Value	Rs. 141250/-
Service Charges	Rs. 10/-
Total	Rs. 141260/-

CHAITALI RAKESH PAREKH

Cheque / DD. No. 156999

Drawn on Bank

VIJAYA BANK



From Count No. _____
TO: _____
Signature of Purchaser / Applicant
(For Bank's Use only)
Date: _____
DC No. _____
Franking Sr. No. _____
Authorised By (Sign, Name & EIN)

दस्तावेजाचा प्रकार (Nature of Document)	SALE DEED
नोंदणीचा तपशिल (Registration Details)	Registrable / Non Registrable
If Registrable Name of S.R.O.,	
उशाच युनिक. नंबर (Banking Unique No)	39456
पिकाकरीत जाणाऱ्या वस्तूचे वर्णन (Property description in brief)	SHOP No. 33, GRD FLR KESAR GARDEN COMPLEX SECTOR-20, KHARGHAR
मूल्य (Value)	20,00,000/-
दस्तावेजाचे देणारे नाव (Name of Person)	CHAITALI RAKESH PAREKH.
दस्तावेजाचे प्राप्त करणारे नाव (Name of Person)	
दस्तावेजाची रक्कम (Stamp Duty Amt.)	1,41,250/-
दस्तावेजाची पूर्ण स्वाक्षरी व शिक्का (Authorized Person's full Signature & Seal)	

पत्रक-५
६८८५ २०१३
३/१२

आईडीबीआई बँक लि./IDBI BANK LTD

उपरोक्त मुद्रांक प्रसिद्ध अल्ट्रा कायलेट लॉन खाली तपासले व एस.एम.एस. / संबंधित प्राधिकृत अधिका-याशी दुरध्वनीवरून संपर्क साधून मेल बरोबर आढळून आला.

प्राधिकृत हस्ताक्षरी (Authorized Signatory)

SALE DEED / DEED OF ASSIGNMENT

व.लि./क्र.लि.

सह / द्वितीय निबंधक पत्रक क्र. ५

THIS DEED OF ASSIGNMENT made and entered into at Kharghar, Navi Mumbai, on this 10th day of DEC., 2013, BETWEEN **MR. SUMER SINGH RAJPUROHIT, (Income Tax No. ADQPR6461D) aged 45** Indian Inhabitants, having address at Plot no. 27, Room No. C-24, Pratapgadh CHS. Ltd., Ganesh Nagar, Kandivali (w), Mumbai-400067 hereinafter for the brevity's sake called and referred to as **'VENDOR/ASSIGNOR'** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, attorney and assigns) of the ONE PART AND **MRS. CHAITALI RAKESH PAREKH, (Income Tax No. AFRPP1128E) aged 41** years an Indian Inhabitant, residing at 4/157, Shankar Dham CHS. Ltd., Road No.10, Wadala, Mumbai-400031, hereinafter for the brevity's sake called and referred to as **'ASSIGNEE/PURCHASER'** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, attorney and assigns) of the SECOND PART

प्राधिकृत हस्ताक्षरी (Authorized Signatory)
INDIA BANK LTD.
Industrial Development Bank of India Ltd. (Industrial Court 'A', Viting 2nd Floor, Alamban Fort, Mumbai-400021)
D-51/STP/VC-R-1007/03-05/1028-1032

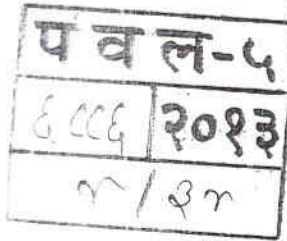
Sumer Singh Rajpurohit

c. R. Parekh



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1. WHEREAS City Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.), is a Government undertaking (hereinafter referred to as 'THE CORPORATION'). The Corporation is a new town development authority declared for the area designated as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'THE SAID ACT'). The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai.



2. THE CORPORATION laid down residential and commercial Plot No. 53 at Sector-20, Kharghar, Taluka - Panvel, District- Raigad, for allotment of the same to the interested persons.



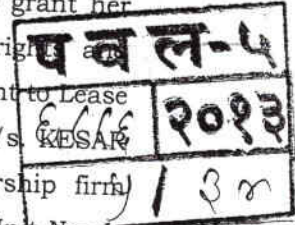
3. AND WHEREAS by an Agreement to Lease dated 03rd April, 2003 executed at CBD Belapur, Navi Mumbai by and between City and Industrial Development Corporation of Maharashtra Ltd. (therein and hereinafter referred to as "the Corporation") of the One Part and with MRS. NAJMUNISA MOHAMED YUSUF MUKARI, (herein called and referred to as "Licensee" and hereinafter for the sake of brevity called and referred to as "the Original Allottee") of the other part. The Corporation thereby allotted and agreed to grant lease in respect of all that piece and parcel of land bearing **Plot No. 53, admeasuring about 12250.45 Sq. Mtrs., situated at Sector-20 Kharghar, Taluka - Panvel, Dist. Raigad,** (hereinafter for the sake brevity called and referred to as "the said Plot" and which is more particularly described in

Sumur Singh Rajpurohit

G.R. Parekh

the Schedule-I mentioned hereunder at the end of these presents) to the said Original Allottee respectively for total period of 60 years and on the terms and conditions and at or for a consideration as contained therein and in pursuance whereof the said Corporation handed over possession of the said plot to the Original Allottee in accordance with the terms and conditions of the said separate Agreement to Lease specifically mentioned hereinabove to enable the said Original Allottee to construct a building or buildings for residential and commercial purposes on the said plot of land.

4. The said Original Allottee agreed to sell, transfer and assign all her rights, titles and interests in respect of the said plot as leased to her by CIDCO under the said Agreement to Lease in favour of the Builders for such consideration and upon such terms and conditions as mutually agreed upon between them. Accordingly the said Original Allottee requested the Corporation to grant her the permission to transfer and assign her rights and interests in or benefits under the said Agreement to Lease allotting the said Plot to the Developers i.e. M/s. HOUSING & DEVELOPMENT CO., a partnership firm having it's office at Kesar Villa, Plot No. 185, Unit No. 1, Sector-12, Vashi, Navi Mumbai.



The said Original Allottee expired on 23/09/2003 leaving behind her the legal heirs namely (1) MOINUDDIN MOHD. ASHRAF BHAIJI, (2) JAVAD MOHD. ASHRAF BHAIJI and (3) ANEES MOHD. ASHRAF BHAIJI as her only heirs and legal representatives. The said (1) MOINUDDIN MOHD. ASHRAF BHAIJI, (2) JAVAD MOHD. ASHRAF BHAIJI and (3) ANEES MOHD. ASHRAF BHAIJI who applied to the Civil Judge, Senior Division, Panvel for grant of heirship certificate under Civil Misc. Appln. No. 403/03. The Civil Judge, Senior Division, Panvel by his

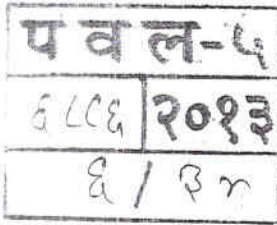
Sumar Singh Rspuroht

C. R. Parekh

order dated 19/12/2003 granted the said heirship certificate.

6. By and under Tripartite Agreement dated 14/01/2004 executed between the CIDCO and (1) MOINUDDIN MOHD. ASHRAF BHAJI, (2) JAVAD MOHD. ASHRAF BHAJI and (3) ANEES MOHD. ASHRAF BHAJI being the heirs of late original allottee and the said Developer, CIDCO has granted to the said Developers license to enter the said Plot for a period of 60 years with a right to Develop the same as permissible under General Development Control Rules for New Bombay, 1975.

7. AND WHEREAS the said Developer had obtained the requisite permission from the Addl. Town Planning Officer, Navi Mumbai of CIDCO Ltd. and approved the plan in connection with the Development and construction of Residential and commercial Building on the said **Plot No. 53**, vide it's letter being Development Permission/Commencement Certificate bearing Ref. No. CIDCO/BP/ATPO/184, dated 09/03/2004.



8. AND WHEREAS the Developer had constructed the Residential/Commercial buildings complex to be known as **KESAR GARDEN** i.e. 2 building of Stilt and 14 upper floors and eight building of Stilt and Seven Upper floors and ground floor having shops and showroom and stilt car parking on the said **Plot No. 53**, as per the Plans and Specification approved by the Addl. Town Planning Officer, Navi Mumbai of CIDCO Ltd. and obtained an Occupancy Certificate bearing Ref. No. CIDCO/BP/ATPO/513, dated 03/04/2006.



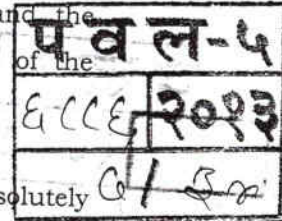
9. The Vendor/Assignor had purchased a commercial unit being **Shop No. 33, admeasuring about 31.69 Sq.mtrs. built-up area on the Ground Floor of in the Kesar Garden Complex, situated at Plot No. 53,**

Sumar Singh Rjunoht

C.R. Pareek

Sector-20, Kharghar, Tal. Panvel, Dist. Raigad, from the Developers for proper consideration vide an Agreement for Sale dated 4/08/2006 which was duly registered in the Office of the Addl. Sub-Registrar of Assurances, Panvel-2 at Panvel on 04/08/2006 under Document Sr. No. URAN-04786-2006.

10. WHEREAS the VENDOR/ASSIGNOR and other owners of shop & flat of the various buildings of Kesar Garden Complex situate at Plot No. 53, Sector-20, Kharghar, Navi Mumbai have formed and incorporated "**KESAR GARDEN CO-OPERATIVE HOUSING SOCIETY LIMITED**" under the provisions of Maharashtra Co-operatives Societies Act, 1960 vide it's Registration No. N.B.O.M./CIDCO/H.S.G./(O.H.)/3247/J.T.R./Year 2010-2011 on 12/04/2010 (hereinafter for the sake of brevity called and referred to as "the said society") and the VENDOR/ASSIGNOR are the bonafide members of the said society.



11. WHEREAS the VENDOR/ASSIGNOR is absolutely seized and possessed of or otherwise well and sufficiently entitled to dispose of the said **Shop No. 33, admeasuring about 31.69 Sq.mtrs. built-up area on the Ground Floor in the Kesar Garden Complex, situated at Plot No. 53, Sector-20, Kharghar, Tal. Panvel, Dist. Raigad**, (hereinafter called and referred to as "the said Shop/Premises") which is more particularly mentioned and described in the Schedule-II at the end of this Agreement.



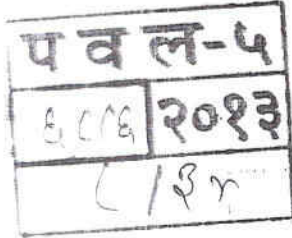
12. The ASSIGNEE in need of a commercial premises approached to the ASSIGNOR and both the ASSIGNOR and ASSIGNEE have agreed hereunto to enter into the transaction of sale, assign, and transfer of all his rights, interest and titles in respect of the said **Shop No. 33, admeasuring about 31.69 Sq.mtrs. built-up area on**

Sumer Singh Rajpurohit

C. R. Pareek

the Ground Floor of in the Kesar Garden Complex, situated at Plot No. 53, Sector-20, Kharghar, Tal. Panvel, Dist. Raigad, under these presents and complying with all the terms and conditions hereof.

13. WHEREAS The ASSIGNEE have agreed to purchase and to get transferred all title and interest of the said Shop and the VENDOR/ASSIGNOR has agreed to transfer the all rights, interests and titles of the said **Shop No. 33, admeasuring about 31.69 Sq.mtrs. built-up area on the Ground Floor of in the Kesar Garden Complex, situated at Plot No. 53, Sector-20, Kharghar, Tal. Panvel, Dist. Raigad,** upon and subject to terms and conditions of the Lease of the said Plots executed by the CIDCO Ltd., in favour of the said Original Allottee i.e. Licensees.



14. WHEREAS the VENDOR/ASSIGNOR are the absolute owner of the **Shop No. 33, admeasuring about 31.69 Sq.mtrs. built-up area on the Ground Floor of in the Kesar Garden Complex, situated at Plot No. 53, Sector-20, Kharghar, Tal. Panvel, Dist. Raigad,** and is fully seized and possessed of the necessary documents relating there to and further entitled to transfer and assign all their rights, title and interest in favour of the ASSIGNEE for valuable consideration as agreed herein in these presents.



15. WHEREAS the ASSIGNEE have taken the inspection of title of the ASSIGNOR in connection with the said Shop and also scrutinized and inspected all the documents, deeds, agreements, matters in respect of the title of the said Shop and the ASSIGNEE are satisfied about the title of the ASSIGNOR and documents of the said Shop.

16. It is further declared by VENDOR/ASSIGNOR that :

Sumar Singh Rajput

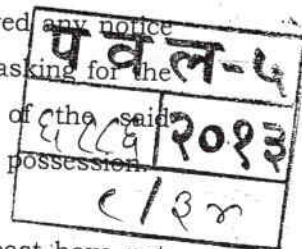
C. R. Pareek

a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the ASSIGNOR personally affecting the said premises.

b. There are no attachment or prohibitory orders as against or affecting the said premises and the said premises is free from all encumbrances or charges and/or is not subject matter to any lis pendens or easements or attachments either before or after judgement and the VENDOR/ASSIGNOR has not received any notice neither from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said premises.

c. The said premises is free from all mortgages, charges, encumbrances of any nature whatsoever

d. The VENDOR/ASSIGNOR have paid all the necessary charges of any nature in respect of the said premises and ASSIGNOR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises till the date of handing over the possession.



e. The VENDOR/ASSIGNOR in the past have not entered into any Agreement either in the form of sale, lease, exchange, assignment or in any other rights of the like nature in the said premises and has not dealt with or disposed off the said premises in any manner whatsoever. Neither the Shop owner nor any of his predecessor-in-title have had received any notice either from the Local Public Body and/or from any other statutory body or authorities regarding the acquisition or registration of the said premises.



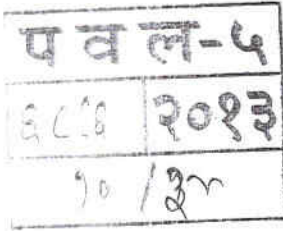
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f. The VENDOR/ASSIGNOR are in exclusive use, occupation and possession of the said premises and every part thereof and except the VENDOR/ASSIGNOR no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof.

g. The VENDOR/ASSIGNOR have good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effect by way of lease lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the VENDOR/ASSIGNOR and/or against the said premises or any part thereof.

i. The VENDOR/ASSIGNOR have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the ASSIGNEE and the VENDOR/ASSIGNOR have all the rights, titles and interests to enter into this Agreement with the transferee/s on the various terms and conditions as stated herein.



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

The VENDOR/ASSIGNOR have agreed to sell and the ASSIGNEE have agreed to get transfer all the rights, interests and titles in respect of **Shop No. 33, admeasuring about 31.69 Sq.mtrs. built-up area on the Ground Floor of in the Kesar Garden Complex, situated at Plot No. 53, Sector-20, Kharghar, Tal. Panvel, Dist. Raigad,** together with the undivided interest - appurtenant to such Shop as tenant in common with the owners of the other Shop of the same building constructed on the said Plots and to the

Sumant Singh Rijpurwalla

C. R. Parekh

common areas and facilities of the said land and the building of the said shop and percentage hereinafter collectively referred to as "THE SAID SHOP / PREMISES" are heritable, transferable and immovable for a total sale consideration and price of **Rs. 20,00,000/- (Rupees Twenty Lacs Only)**, which shall be paid by the ASSIGNEE to the **ASSIGNOR** in the following manner :

2. The ASSIGNEE have paid a sum of **Rs. 20,00,000/- (Rupees Twenty Lacs Only)** to the ASSIGNOR being the advance and full and final of the total sale price; the receipt of the same is admitted, acknowledged and discharged by the ASSIGNOR at the end of these presents.

3. THE POSSESSION of the said Shop shall be delivered to the ASSIGNEE after receiving the full and final payment of total sale consideration to the ASSIGNOR.

4. UPON POSSESSION of the said Shop being delivered the ASSIGNEE shall be entitled to the use and occupy the said premises and shall thereafter have no claim against the ASSIGNOR in respect of any item or work in the said Premises which may be alleged to have been carried out or completed.

5. THE ASSIGNEE is aware that all those who have purchased Shop in the said buildings shall become the Member of the **Kesar Garden Co. op. Hsg. Society Ltd.**, a society constituted under the provisions of the Maharashtra Co-Operative Societies Act, 1960.

6. THE ASSIGNEE fully agrees and undertake to confirm and abide by the provisions of the said Act Rules & bye-laws of the said society and ASSIGNEE also



Sumer Singh Rajpurohit

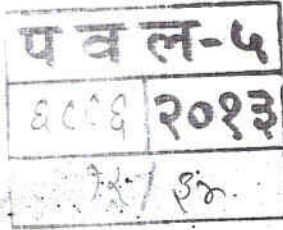
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hereby agrees and undertake to abide by the each and singular terms and conditions of the Lease Agreement executed between the Corporation and the said Original Allottees, Agreement executed between the DEVELOPERS and the ASSIGNOR.

7. THE ASSIGNEE shall be liable to pay all property taxes, Society charges, Electricity and Water Bills, and all other outgoings charges and dues and his share according to the percentage in common expenses payable in respect of the said Shop from the date of possession.

8. THE ASSIGNEE agrees and binds himself to pay regularly every month by the Tenth of each month to the CIDCO Ltd., and/or to the said Society, the proportionate share of the expenses that may be specified by CIDCO Ltd., and/or by the said Society i.e.



a. Insurance premium

b. All service charges, municipal and other taxes and outgoings that may from time to time be levied against the land or building including water charges and water taxes.



c. Outgoings for the operations, maintenance and management of the building open area compound wall, common facilities, services, utilities and other outgoings and collective charges incurred in connection with the said Shop and also the proportionate share of the Ground rent payable to the CIDCO Ltd., and/or Monthly charges payable to the Society.

9. THE ASSIGNEE shall use the said shop/premises for commercial purpose only and not for any other illegal purpose.

S. R. Pareek

C. R. Pareek

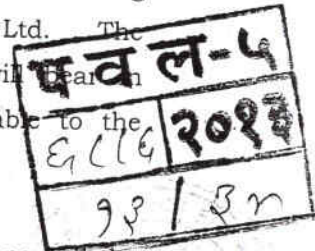
10. THE ASSIGNEE shall from the date of possession maintains the said Shop at the cost of the ASSIGNEE in a good and tenatable repair and condition and shall not do or suffer to be done anything in or to the said shop or to common areas and facilities which may be against the rules regulations and/or bye-laws of the CIDCO Ltd., or the said Society, or to the said premises or to the buildings or any part thereof.

11. The VENDOR/ASSIGNOR shall at all times thereafter at the request and cost of the ASSIGNEE execute any document or documents as the ASSIGNEE may require for perfectly assuring unto and to the ASSIGNEE all the rights, title and interest in to and upon the said Shop.

12. All costs, charges and expenses in connection with the formation preparing, approving and engrossing, stamping and registration, advocate's fee and any other incidental charges relating to registration of the Agreement of Sale, Conveyance Deed in respect of the said Shop to be executed between the parties shall be borne and paid entirely by the ASSIGNEE including Transfer Charges of the CIDCO Ltd. The VENDOR/ASSIGNOR and the ASSIGNEE will bear in equal proportion the Transfer charges payable to the Society.

13. The VENDOR/ASSIGNOR undertakes to pay all the Outgoings amount by way of Municipal Property Taxes, Maintenance charges and other dues till the date of handing over possession to the ASSIGNEE and the ASSIGNEE shall be the responsible for such payments effective from the date of possession.

14. The VENDOR/ASSIGNOR hereby agrees and undertake to obtain the N.O.C. for sale of the said Shop



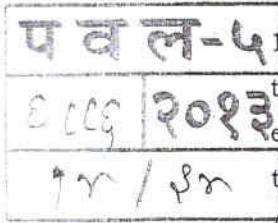
Suman singh Rjpurah

E. R. Pareek

from the said Society or Developers and further agrees to co-operate to hand over all the ORIGINAL DOCUMENTS to the ASSIGNEE in respect of the said shop and shall obtain the receipt for the same after receiving full and final payment of total sale consideration from the ASSIGNEE.

15. The VENDOR/ASSIGNOR also hereby agrees to inform to the Society and the Concerned Authority for the transfer of the Deposit Amount kept with them i.e. deposit with M.S.E.D. Co. Ltd. for Electricity Connection, Share Money Deposit kept with the Society and in the name of ASSIGNEE.

16. BOTH the parties reserve the right of specific performance of this agreement as agreed hereinabove.



The VENDOR/ASSIGNOR hereby agrees and declare that the said Shop premises is free form all encumbrances and/or liabilities and that they are entitled to sell, assign and transfer the said Shop to the ASSIGNEE and that they have not done any act whereby they are prevented from transferring or selling the said premises. The VENDOR/ASSIGNOR further agrees that they have not created any liability against the same.

Sumar Singh Rijpuro ki

C.R. Pareek

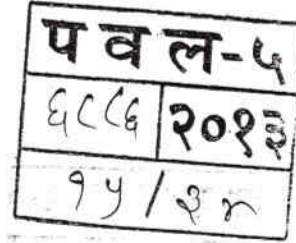


SCHEDULE-I
DESCRIPTION OF PLOT

All that piece or parcels of lands bearing **Plot No. 53**, admeasuring about **12250.45 Sq. Mtrs.**, situate at **Sector-20 Kharghar, Taluka - Panvel, Dist. Raigad**, within the Registration District and Division Raigad, Tahsil of Panvel and bounded as follows :-

THAT IS TO SAY :

On the North by :- 11.00 Mtrs. Wide Road
On the South by :- Plot No. 51 & 52
On the East by :- 35 Mtrs. Wide Road
On the West by :- Plot No. 55



SCHEDULE-II
DESCRIPTION OF Shop

Shop No. 33, admeasuring about **31.69 Sq.mtrs.** built-up area on the Ground Floor of in the **Kesar Garden Complex**, situated at **Plot No. 53, Sector-20, Kharghar, Tal. Panvel, Dist. Raigad**, within the Registration District and Division Raigad, Tahsil of Panvel.

Suman Singh Rajwade

C. R. Parekh



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IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands the day and the year first hereinabove written.

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१०/३२

SIGNED SEALED AND DELIVERED

by the withinnamed "VENDOR/ASSIGNOR"

MR. SUMER SINGH RAJPUROHIT

Sumer singh Rajpurohit

in the presence of.....

1. PRASHANT JAGTAP

Prashant

2. ANIL S. PATIL

Anil S. Patil



SIGNED SEALED AND DELIVERED

by the withinnamed "ASSIGNEE/PURCHASER"

MRS. CHAITALI RAKESH PAREKH

C. R. Parekh

in the presence of.....

1. PRASHANT JAGTAP

Prashant

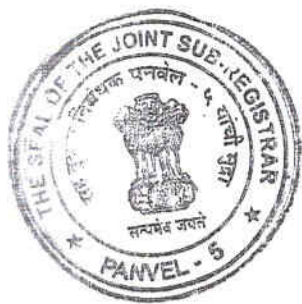
2. ANIL S. PATIL

Anil S. Patil



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१८/१२	

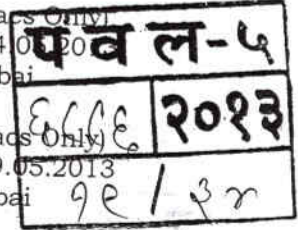


RECEIPT

Received a sum of **Rs. 20,00,000/- (Rupees Twenty Lacs Only)**, from the ASSIGNEE/PURCHASER **MRS. CHAITALI RAKESH PAREKH** towards the advance and full and final payment of the total sale price in respect of sale of **Shop No. 33, admeasuring about 31.69 Sq.mtrs. built-up area on the Ground Floor of in the Kesar Garden Complex, situated at Plot No. 53, Sector-20, Kharghar, Tal. Panvel, Dist. Raigad**, as agreed under these presents.

Mode of Payment :-

- i) A sum of Rs. 51,000/- (Rupees Fifty One Thousand Only) paid by Cheque No. 501414 dated 18.04.2013 drawn on VIJAYA BANK, Br. Wadala, Mumbai- 400031
- ii) A sum of Rs. 5,00,000/- (Rupees Five Lacs Only) paid by Cheque No.501415 dated 29.04.2013 drawn on VIJAYA BANK, Wadala, Mumbai
- iii) A sum of Rs. 2,00,000/- (Rupees Two Lacs Only) Paid by Cheque No. 501416 dated 04.05.2013 drawn on VIJAYA BANK, Wadala, Mumbai
- iv) A sum of Rs. 2,00,000/- (Rupees Two Lacs Only) Paid by Cheque No. 501417 dated 09.05.2013 drawn on VIJAYA BANK, Wadala, Mumbai
- v) A sum of Rs. 5,25,000/- (Rupees Five Lacs Twenty Five Thousand Only) Paid by Cheque No. 501418 dated 29.06.2013 drawn on VIJAYA BANK, Wadala, Mumbai
- vi) A sum of Rs. 5,24,000/- (Rupees Five Lacs Twenty Four Thousand Only) Paid by Cheque No. 501419 dated 06.07.2013 drawn on VIJAYA BANK, Wadala, Mumbai



I SAY RECEIVED
Rs. 20,00,000/-

Sumar Singh Rajpurohit

(MR. SUMER SINGH RAJPUROHIT)
VENDOR/ASSIGNOR

WITNESSES :-

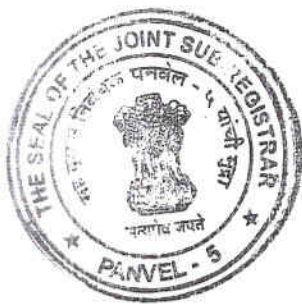
1. PRASHANT JAGTAP

Prashant

2. ANIL S. PATIL

Anil S. Patil

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१०/३४



Kesar Garden Co-operative Housing Society Ltd.

Plot No. 53, Sector - 20, Kharghar, Navi Mumbai - 410210. Ph: 022 27749400
Regd. No. NBOM/CIDCO/HSG (OH)/ 3247/JTR/2010-2011.

Our Ref. No. : - KGCHS/NOC/SALE/11-12/
Dated: June 4, 2013

To Whom So Ever It May Concern

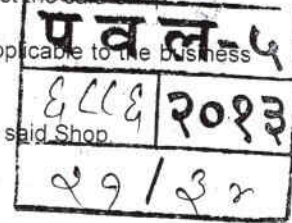
This is to certify that **MR.SUMERSINGH B RAJPUROHIT** is the owner of Shop No.33, in building known as ORCHID located at Plot No. 53, Sector - 20, Kharghar, Navi Mumbai 410210 (as per the Original Agreement for Sale dated 04 Aug 2006, duly registered with Sub-Registrar Uran under No.04786/2006).

MR.SUMERSINGH B RAJPUROHIT now intends to sell Shop No.33 in building known as ORCHID, described above to **MRS.CHAITALI RAKESH PAREKH**, residing at 4/157, Shankar Dham CHS,Road no.10,Wadala, Mumbai-31.

The Sellers **MR.SUMERSINGH B RAJPUROHIT** have now approached us for issuing NOC for the Sale of the above Shop.

We have No Objection for the sale transaction of Shop No. 33, building ORCHID as described in para1, between **MR.SUMERSINGH B RAJPUROHIT**. and **MRS.CHAITALI RAKESH PAREKH** It is however mandatory on the part of **MRS.CHAITALI RAKESH PAREKH** to:

- Adhere to and strictly follow all the terms and conditions incorporated in the bye-laws and also resolved in the subsequent General Body meetings of the Society.
- Pay all the necessary fees, charges towards Stamp duty and Registration and also all fees / charges to the Govt. of Maharashtra and other Departments as applicable.
- Verify & confirm on their own about any loan./ lien / mortgage against the said Shop.
- To obtain necessary permission / license from local govt bodies applicable to the business in bended in the shop.
- Verify & confirm on their own about clear and marketable title of the said Shop.
- Submit an undertaking, agreeing to all the above conditions.



The bonafide member has cleared all his dues and the Society has "No Objection" to his selling /transferring the above said Shop No.33, Building ORCHID, to **MRS.CHAITALI RAKESH PAREKH**; subject to clearing of all his dues with any Financial institutions through which the said facility has been availed.

The membership and transfer of share in the name of prospective buyer will be considered by the society only after necessary formalities and other terms and conditions of the society are fulfilled by the parties concerned.



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Kesar Garden Co-operative Housing Society Ltd.

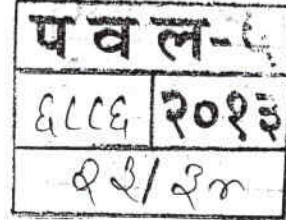
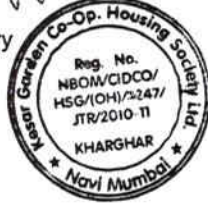
Plot No. 53, Sector - 20, Kharghar, Navi Mumbai - 410210. Ph: 022 27749400
Regd. No. NBOM/CIDCO/HSG (OH)/ 3247/JTR/2010-2011.

This certificate is being issued him as per his request letter dated on 02nd May, 2013.

For Kesar Garden Co-Op Hsg. Society Ltd.



Chairman / Secretary



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Friday, August 04, 2006
11:00:34 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

गावाचे नाव खारघर
पावती क्र. : 4786
दिनांक 04/08/2006
दस्ताऐवजाचा अनुक्रमांक उरण - 04786 - 2006
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सुमेरसिंग बी राजपुरोहित

नोंदणी फी	-	9510.00
नक्कल (अ. 11(1)), पुष्टांकनाची नक्कल (अ. 11(2)), रुजबात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (41)	-	820.00
अतिरिक्त मुद्रांक शुल्क	-	10.00
एकूण रु.		10340.00

आपणास हा दस्ता अंदाजे 11:24AM ह्या वेळेस मिळेल

बाजार मूल्य: 950700 रु. मोबदला: 840000 रु.
भरलेले मुद्रांक शुल्क: 87000 रु. संपूर्ण

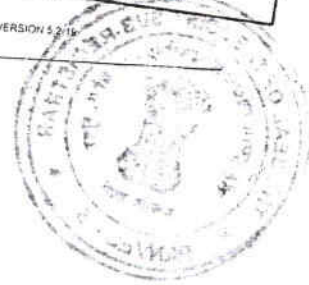
दुय्यम निबंधक उरण
सह. दु. नि. पनवल-2
(पनवल-2)

निधीक
दुय्यम निबंधक, उरण
मुख्य दस्ताऐवज परत मिळाला
Sumar Singh Rjpurwari
पक्षकाराची सही

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२५/२४

Designed & developed by C-DAC, Pune

SARITA REPORTS VERSION 5.2.15



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k) The Report on Title issued by M/s. Himanshu Bheda & Co, Advocates, has been seen and inspected by the Purchaser and a copy thereof has been annexed hereto and marked "Annexure A". The Purchaser has also prior to the execution of this Agreement for himself / herself satisfied about the right and title of the Builders to the said Plot, their right to develop the said Plot and to construct the said proposed Complex/building on the said Plot more particularly described in the Schedule herein under written. The Purchaser by virtue of his having executed this Agreement, is deemed to have accepted the title of the Builders to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.

Sumer Singh Rjpurahit

l) On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser hereby agrees to purchase Shop No. 33 on the Ground Floor in "Kesar Garden" admeasuring Built-up area i.e. 31.69 sq. mtrs, for a total consideration of Rs 840,000/- (Rupees Eight - Lakh forty thousand - Only). (Hereinafter referred to as the said Premises). The floor plan of the said Shop is annexed hereto & marked with Letter B. TC

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m) Now both the Parties are desirous of recording the terms and conditions of these presents so reached between them.

~~NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:~~



1. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and the Maharashtra Ownership Flats Rules, 1964 or any amendment there in or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time.



Sumer Singh Rjpurahit TC

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THE FIRST SCHEDULE ABOVE REFERRED TO

Shop No 33 on the Ground Floor admeasuring Built up area of 31.69 sq Metres i.e. 34.11 sq. ft. in the Complex Known as " KESAR GARDENS " to be constructed on Plot No. 53 Sector 20 in Khaighar, Navi Mumbai of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme admeasuring 12,250.45 Sq.Mtrs or thereabouts and bounded as follows that is to say:-

On or towards the North by:- 11.00 metres wide road.

On or towards the South by:- plot no 51 & 52

On or towards the East by:-.35 metres wide Road

On or towards the West by:-. Plot no 35

IN WITNESS WHEREOF the parties have hereto set and subscribed their respective hands and seals the day & the year first hereinabove written

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED BUILDERS

M/S. KESAR HOUSING & DEVELOPMENT CO

THROUGH ITS PARTNER

MR. ASHWIN LAJJI GOGARI For M/S. Kesar Housing & Development Co.

IN THE PRESENCE OF

1. Sachin Patil
2. Vinay Gawand

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED PURCHASERS

MR/MRS/M/S. SUMERSINGH B. RAJPUROHIT

IN THE PRESENCE OF

1. Sachin Patil
2. Vinay Gawand

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Gawand
Contd.....

CIDCO

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

ICE
3rd Floor, Northman Point,
400 021,
(Reception) 00-91-22-5450 0900
00-91-22-5450 0928
00-91-22-2202 2509 / 5450 0933

HEAD OFFICE :
CIDCO Bhavan, CBD-5, Japur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-5591 8100
FAX : 00-91-22-5591 8164

Date: 3/4/2006

REF NO: CIDCO/BPI/ATPOI / 513

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Res. BUA= 15774.164 Sq.mtrs. Comm. BUA=2493.761 Sq.mtrs. Club House BUA=105.057 Sq.mtrs. Total BUA= 18372.982 Sq.mtrs. (No. of Units R-338, C-88 & Club House-1)) on Plot No. 53, Sector-20 at Kharghar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Soyuz Talis has been inspected on 08/03/2006 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 8/03/2004 and that the development is fit for the use for which it has been carried out.

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(N.S. Swami) 04/05
Additional Town Planning Officer
Navi Mumbai & Khopta

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३३ / ०९



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प व ल - ५
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 २९/११

For M/S. Kesar Housing & Development Co.
 Ashwin L. Kesar
 Partner



Sumeet Singh Rajpurohit



Proposed Commercial & Residential Layout
 53, Sector-20, Kharghar, Navi Mumbai.

प व ल - ५
६/१६/२०१३
२०/३४



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAITALI RAKESH PAREKH
KISHORE AMBALAL SHAH
05/10/1971
 Permanent Account Number
AFRPP1128E
C. R. Parekh
 Signature



C. R. Parekh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMERSINGH B RAJPUROHIT
B V RAJPUROHIT
01/07/1968
 Permanent Account Number
ADQPR6461D
Sumersingh Rajpurohit
 Signature




Sumersingh Rajpurohit

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH06 20080000787
 Valid Till: 13-09-2018 (NT) DOI: 04-01-2008

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 04-01-2008

Name: ANIL PATIL
 S/O of SHANKAR PATIL
 Add: 301 LILAC KESAR GARDEN, PLOT NO-53, SEC-20, KHARGHAR, TAL-PANVEL, RAIGAD.
 PIN: _____
 Signature & ID of Issuing Authority: MH06 200828C

DOB: 14-09-1968 BG: _____
 Signature/Thumb Impression of Holder



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३१/३४



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TANVEER AKBAR SARANG
AKBAR ASUBAKAR SARANG
10/10/1979
 Permanent Account Number
CIIPS1442J



पत्र-५
२०२३



Summary I (GoshwaraBhag-1)

529/6886

बुधवार, 11 डिसेंबर 2013 2:03 म.नं.

दस्त गोश्वारा भाग-1

पवल5

दस्त क्रमांक: 6886/2013

दस्त क्रमांक: पवल5 /6886/2013

घाशान मुल्य: रु. 28,23,750/- मोवदना: रु. 20,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,41,250/-

दु. ति. सट्ट. दु. ति. पवल5 यांचे कार्यालयत

पावती:7107

पावती दिनांक: 11/12/2013

अ. क्र. 6886 वर दि.11-12-2013

सादरकरणासंबंधी ताव: चैताली राकेश पारख - -

रोजी 1:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 28250.00

दस्त ज्ञानाळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

C. R. Pareek

दस्त हजर करणाऱ्याची सही:

एकूण: 28930.00

Sub Registrar Panvel 5

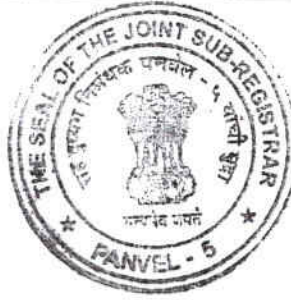
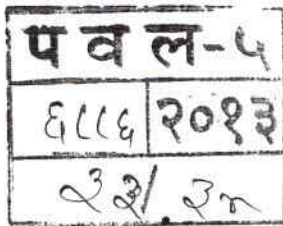
Sub Registrar Panvel 5

दस्ताचा प्रकार: मेल डी.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (रोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 11 / 12 / 2013 01 : 57 : 55 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 12 / 2013 01 : 58 : 52 PM ची वेळ: (फी)



Summary-2(दस्त गोषवारा भाग - २)



11/12/2013 2 04:49 PM

दस्त गोषवारा भाग-2

पवेल 5

दस्त क्रमांक:6886/2013

दस्त क्रमांक :पवेल5/6886/2013

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चैताली राकेश पारेख - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4/157 शंकर धाम, सी.एच.एस.लि., ब्लॉक नं: -, रोड नं: रोड नं.10, बडाला, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AFRPP1128E	लिहून देणार वय :-41 स्वाक्षरी:- C.R. Parke		
2	नाव:सुमेरसिंग राजपुरोहित - - पत्ता:प्लॉट नं: 27, माळा नं: -, इमारतीचे नाव: रूम नं.सी - 24, प्रतापगड सी.एच.एस.लि.गणेश नगर, ब्लॉक नं: -, रोड नं: कादिवली वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:ADQPR6461D	लिहून देणार वय :-45 स्वाक्षरी:- Sumer Singh Rajpurohit		

वरील दस्तऐवज करून देणार तथाकथित सेल डीड चा दस्त ऐवज करून दिल्याचे कतुल करतात
शिक्रा क्र.3 ची वेळ:11 / 12 / 2013 01 : 59 : 58 PM

दस्तऐवज जोडलेली कागदपत्रे
कुळमुख्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास घाटी संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनिल पाटील - - वय:50 पत्ता:सेक्टर 20, खारघर पिन कोड:410210			
2	नाव:तनवीर सारंग - - वय:34 पत्ता:सेक्टर 2, खारघर पिन कोड:410210			



उभाषित करपेत येते की सदर वस्तात एकूण
पाने आहेत. पुस्तक क्र. ३२
क्रमांक ६८८६/१३ वर नोंदला ९

शिकका क्र.4 ची वेळ:11 / 12 / 2013 02 : 00 : 30 PM

शिकका क्र.5 ची वेळ:11 / 12 / 2013 02 : 00 : 42 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Panvel 5

सह दुय्यम निबंधक, इत २, पनवेल ५
दिनांक ११ फेब्रु १३ ६८८६/२०१३

प व ल - ५
६८८६/२०१३
३२/१३

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